

**9 Parkgate House Great North Road**  
**Hatfield, AL9 5FA**  
**Guide price £325,000**







## 9 Parkgate House Great North Road Hatfield, AL9 5FA

**SHARE OF FREEHOLD** - Discover an exceptional two-bedroom, first-floor apartment nestled within a stunning contemporary development in Old Hatfield. With exclusive gated parking, outstanding commuter connections, and a prime location just steps from Hatfield Railway Station, this apartment offers both luxury and convenience.

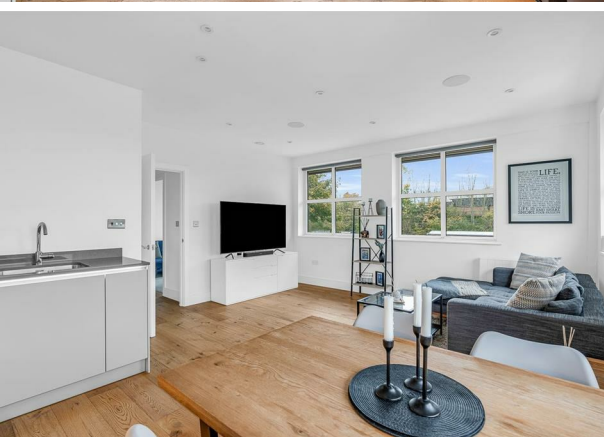
Finished to the highest standard, this spacious apartment boasts an open-concept kitchen, dining, and living area, complete with a sleek kitchen featuring integrated appliances. The main bedroom includes custom-fitted wardrobes and a luxurious en-suite shower room, while a second well-proportioned double bedroom also features fitted wardrobes and access to an elegant main bathroom. Additional highlights include two allocated parking spaces within the secure residents' parking area, a video entry system, and lift access to all floors.

Parkgate House is ideally located on The Great North Road, just a short walk from Hatfield's mainline rail station and The Galleria Shopping Centre, which offers a cinema, a range of shops, and diverse dining options. Old Hatfield itself is home to charming independent shops, restaurants, and traditional pubs, all within easy reach. Also nearby is the renowned Hatfield House, a Jacobean mansion set in a picturesque 42-acre Great Park, offering year-round events including markets, theatre performances, and concerts.

Share of Freehold: 125 years from 2018 (118 years remaining)  
Ground Rent: £0 per annum  
Service Charge: £1,750 per annum

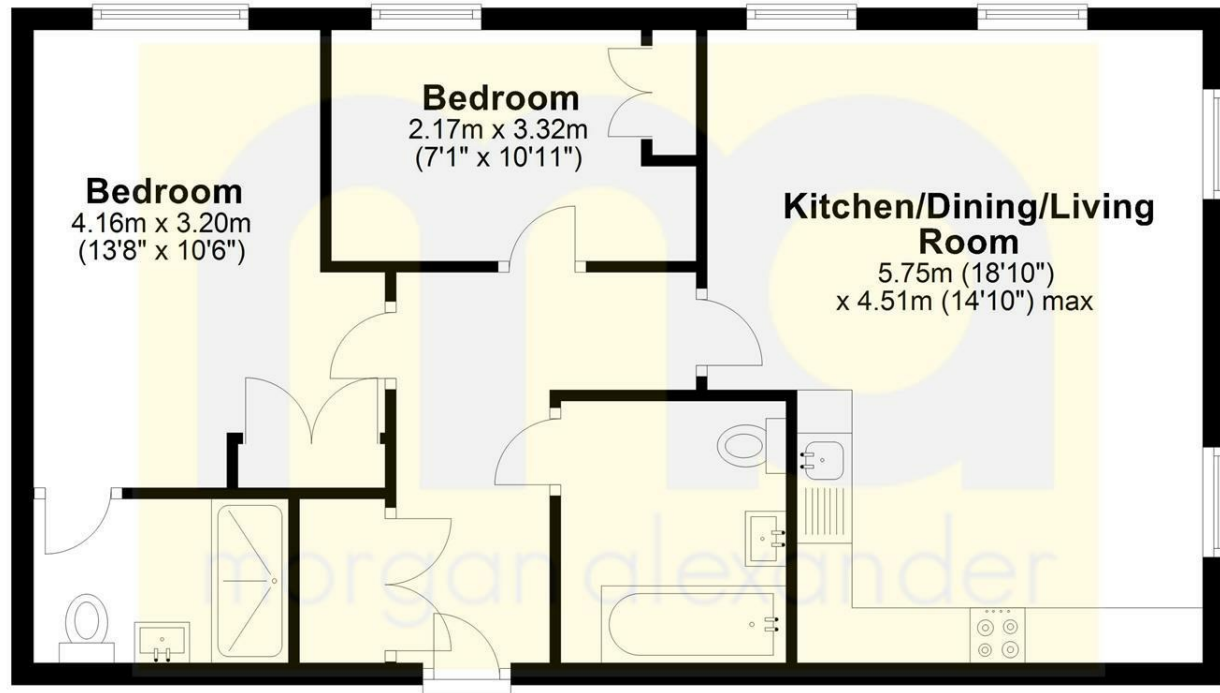






## First Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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